2015 BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

Joint Board Meeting
Aug 29, 2016

OUR LEGACY.
OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

Photo: Christopher Brown, 2004

WELCOME!

<u>Agenda:</u>

    1—Presentation, Q&A

        A. Policy Integration Edits

        B. Preliminary Scenarios, Concepts, Policy Choices

2—Discussion

        A. Small Groups (1 hr.)

        B. Report out (10 min.)

3—Wrap up

PURPOSE

1 – **General BVCP Update and Events**

2 – **Update on Policy Integration**

3 – <u>**Discussion; input**</u> **to further shape:**
   A. Land use scenarios, concepts, and housing prototypes
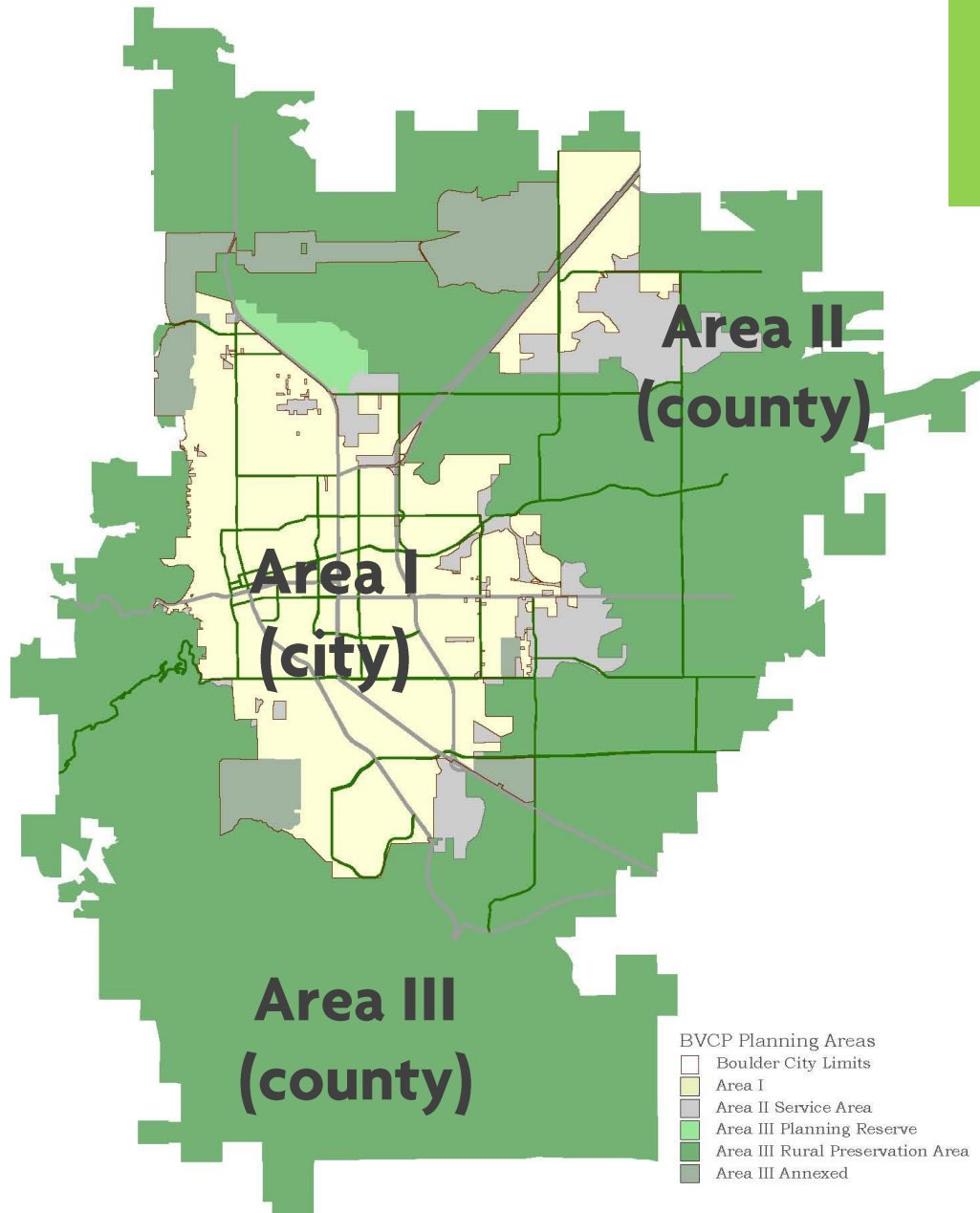   B. Key policy choices

ABOUT THE UPDATE

OUR LEGACY.
OUR FUTURE.
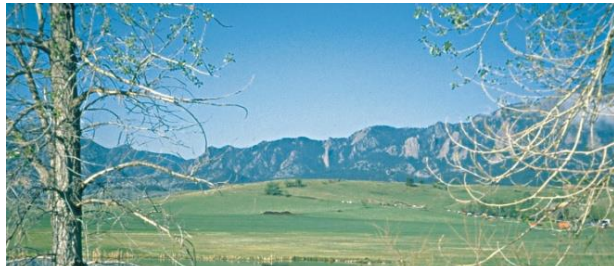**BOULDER VALLEY COMPREHENSIVE PLAN**

Photo: Christopher Brown, 2004

A PLAN FOR BOULDER VALLEY
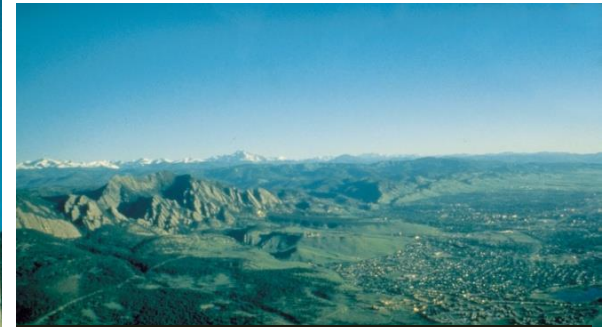
City and county jointly adopted since 1977, IGA

Area II (county)

Area I (city)

Area III (county)

BVCP Planning Areas
- Boulder City Limits
- Area I
- Area II Service Area
- Area III Planning Reserve
- Area III Rural Preservation Area
- Area III Annexed

LONG-STANDING CORE VALUES

Sustainability Framework

STEWARDSHIP, CLIMATE ACTION

CITY/COUNTY COOPERATION

COMPACT, CONTIGUOUS
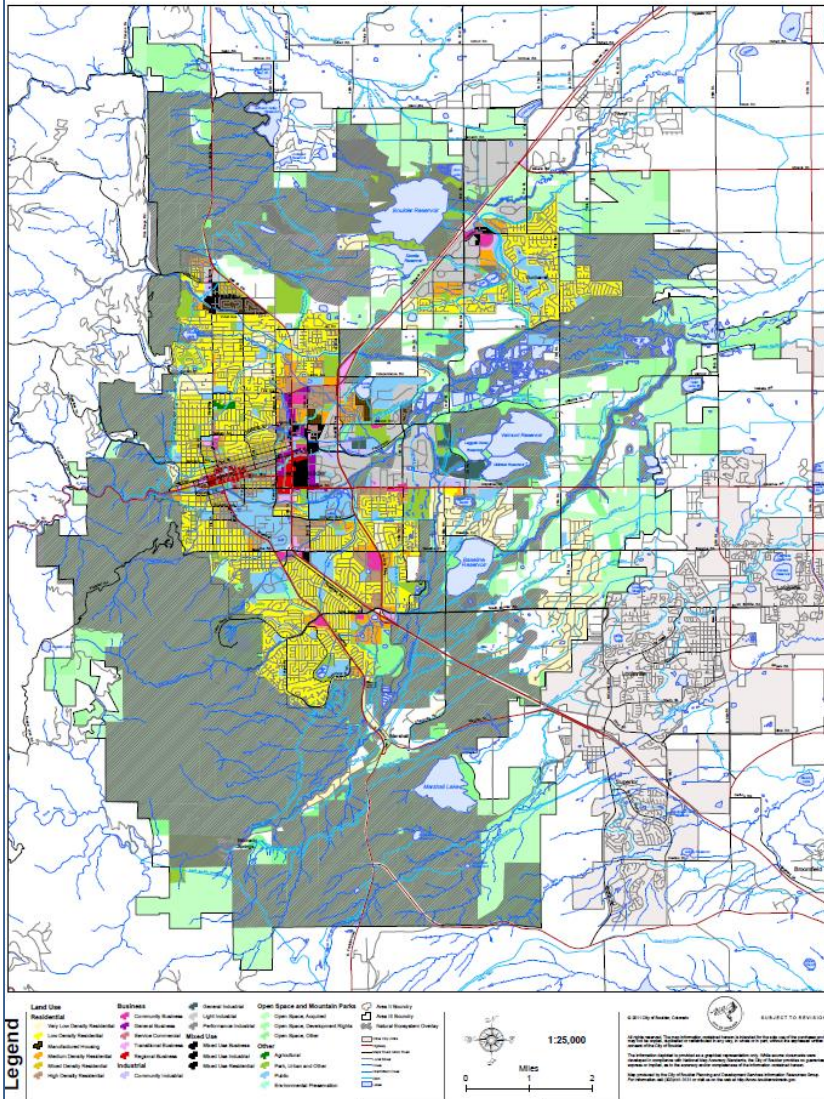
ALL MODES TRANSPORTATION

INCLUSIVE, VIBRANT

GREAT NEIGHBORHOODS

FUTURE LAND USE (2010)

Boulder Valley Comprehensive Plan Land Use Designation Map

Implemented as follows...

Boulder Valley Comp Plan

Area I, II, III, Annexation

Land Use Map

Zoning

Site Planning

By-right or site review of development project

WHAT IS HAPPENING IN THIS PROCESS

1. Data & Analysis + Kickoff
Spring & Summer 2015

2. Community Listening Sessions, Survey, Identify Focus Topics   Fall 2015

3. Develop and Analyze Scenarios – Get Feedback
Summer & Fall 2016

4. Draft Plan – Late 2016 – Early 2017

Community Input Informs Each Phase

1. Public map change requests

2. **Policy updates and integration**

3. CU South analysis

4. **Focus Areas: Scenarios and Key Policy Updates**
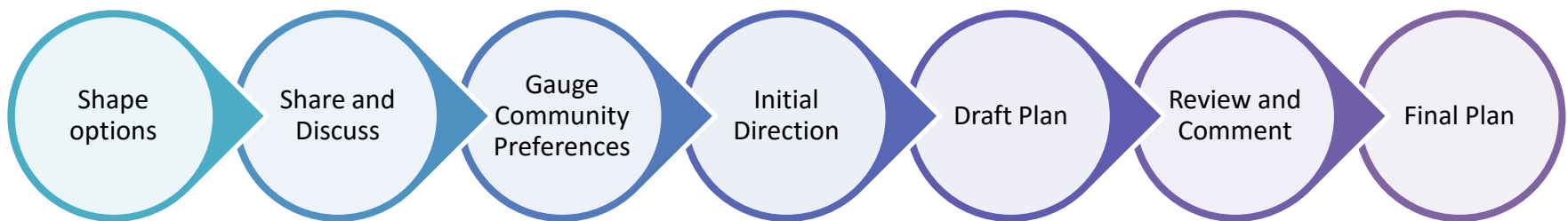
UPCOMING COMMUNITY ENGAGEMENT

- ☐ **Hearing for 4-body requests (Aug. 30)**
- ☐ **Meetings for public requests and CU South (Sept. 26)**
- ☐ **Pop-up Meetings (Sept. - Oct.)**
- ☐ **Local Area Meetings (Oct. 3 - 27)**
- ☐ **Survey #2 (Oct. – Nov.)**
- ☐ **Meetings with organizations and neighborhood groups (ongoing)**

WWW.BoulderValleyCompPlan.net

HOW INPUT GETTING USED?

1. **Today's comments will help shape the scenarios and options to be discussed widely with the community in October**

2. **All input and preferences will be summarized and shared with decision-makers**

Shape options → Share and Discuss → Gauge Community Preferences → Initial Direction → Draft Plan → Review and Comment → Final Plan

POLICY INTEGRATION

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Photo: Christopher Brown, 2004

POLICY INTEGRATION

1. **Purpose:** to integrate policies from updated master plans and reflect approved policies

2. **Does not include:** other focused changes (e.g., housing, community benefit, or urban design policies) or outcomes of scenarios

3. **Next:** Additional editing, consolidation, and slight reorganization into new chapters, addition of emerging themes

Community Sustainability Framework

Environmentally Sustainable Community

Safe Community

Economically Vital Community

Good Governance

Livable Community

Accessible & Connected Community

Healthy & Socially Thriving Community

Boulder Valley Comprehensive Plan

Priority-Based Budgeting

Department Strategic/ Master Plans

Subcommunity and Area Plans

Operating Budget

Capital Improvements Program

Development Standards and Zoning

PROPOSED PLAN REORGANIZATION

1. **Vision and Values**
2. **How the Plan is Implemented**
3. **Policies:**
   1. Livable Community and High Quality Built Environment
   2. Environmentally Sustainable Community
   3. Economically Vital Community
   4. Accessible and Connected Community
   5. Housing for the Community
   6. Healthy and Socially Thriving Community
   7. Safe and Prepared Community
   8. Good Governance and Community Engagement

The Boulder Valley Comprehensive Plan
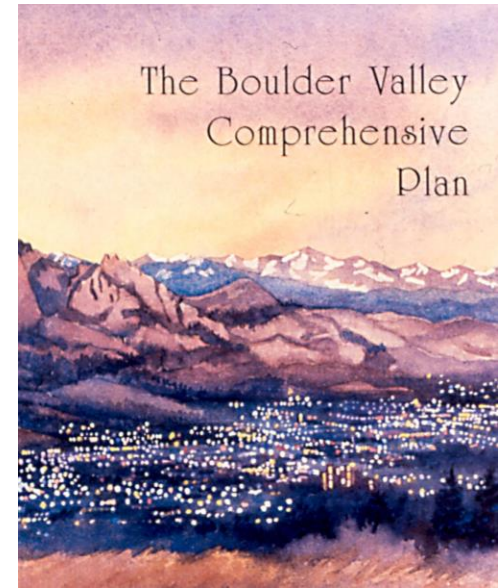
4. **Land Use Map Descriptions**

5. **Subcommunities and Area Planning**

- **Including 1-2 page descriptions for each subcommunity**

6. **Implementation and Master Plans, Trails Plan**

7. **Amendment Procedures**

8. **Urban Service Criteria**

And Maps

POLICY INTEGRATION – CURRENT WORK

1. **Longstanding Core Values**
2. **Policy updates/integration:**
   - ❑ Sec. 3—Natural Environment
   - ❑ Sec. 4—Energy and Climate
   - ❑ Sec. 5—Economy
   - ❑ Sec. 6—Transportation
   - ❑ Sec. 8—Community Well-being
   - ❑ Sec. 9—Agriculture and Food

POLICY INTEGRATION: NEXT STEPS

All Comments - Sept. 23

- Public review – open house, online, meetings
- Board review for relevant sections
- Continued review by county and other staff

Revised Draft – Oct. 7

Initial approval *of those chapters only*
by Planning Board - Oct. 20, if ready

SCENARIOS AND CONCEPTS

OUR LEGACY.
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BOULDER VALLEY COMPREHENSIVE PLAN

1. Jobs:Housing Balance
2. Design Quality
3. Diverse and affordable housing
4. Climate, energy, and resilience
5. Subcommunity planning areas

AREAS OF FOCUS

During each 5-year update, the planning team identifies "Areas of Focus" to resp... changed circumstances, community needs, and pressing issues. These topic... identified through the analysis of trends from the foundations work that kicked... plan update, a great deal of community input, and direction from the decision... bodies. Addressing the Areas of Focus will guide policy and potential land use... during this plan update.

HOUSING AFFORDABILITY AND DIVERSITY

Explore land use options to better achieve affordable and diverse housing as appropriate in different parts of Boulder.

CLIMATE CHANGE, ENERGY, AND RESILIENCE

Strengthen policies to reflect city's climate commitment and resilience strategy.

BALANCE OF FUTURE JOBS AND HOUSING

Explore land use options to improve the balance of future housing and jobs and consider important trade-offs.

URBAN DESIGN AND COMMUNITY BENEFITS

Improve the plan's direction on design, activity centers, height, mixed use, development requirements and the public realm.

TARGETED ASSESSMENT AND PLANNING

for CU South and the Boulder Community Project: Alpine-Balsam

ADDRESSING LOCAL NEEDS

Share information about unique local qualities in subcommunities and identify future needs for planning at the subcommunity or area level.

www.BoulderVal...

Stop by anytime for information, in-depth an... updates, and more

SCENARIO OBJECTIVES

1. Accomplishing BVCP **sustainability goals** (e.g., open space protection) and reducing regional impacts;
2. Achieving **diverse and affordable housing** (including for middle incomes);
3. Better **balancing jobs and housing**;
4. Achieving **climate mitigation** goals;
5. Improving **walkability, neighborhood amenities, and providing nearby local services**; and
6. Maintaining **economic vitality,** existing businesses

LAND USE CHOICES – DISTINCT AREAS

Areas appropriate (or not) for changing land use:

1. **Regional Activity Centers**
2. **Neighborhood Centers**
3. **Industrial/Innovation Areas**
4. **Major corridors**

CITY LIMITS

AREA II

Legend:
- Regional Activity Centers
- Neighborhood Centers
- Industrial/ Innovation Areas
- Major Corridors
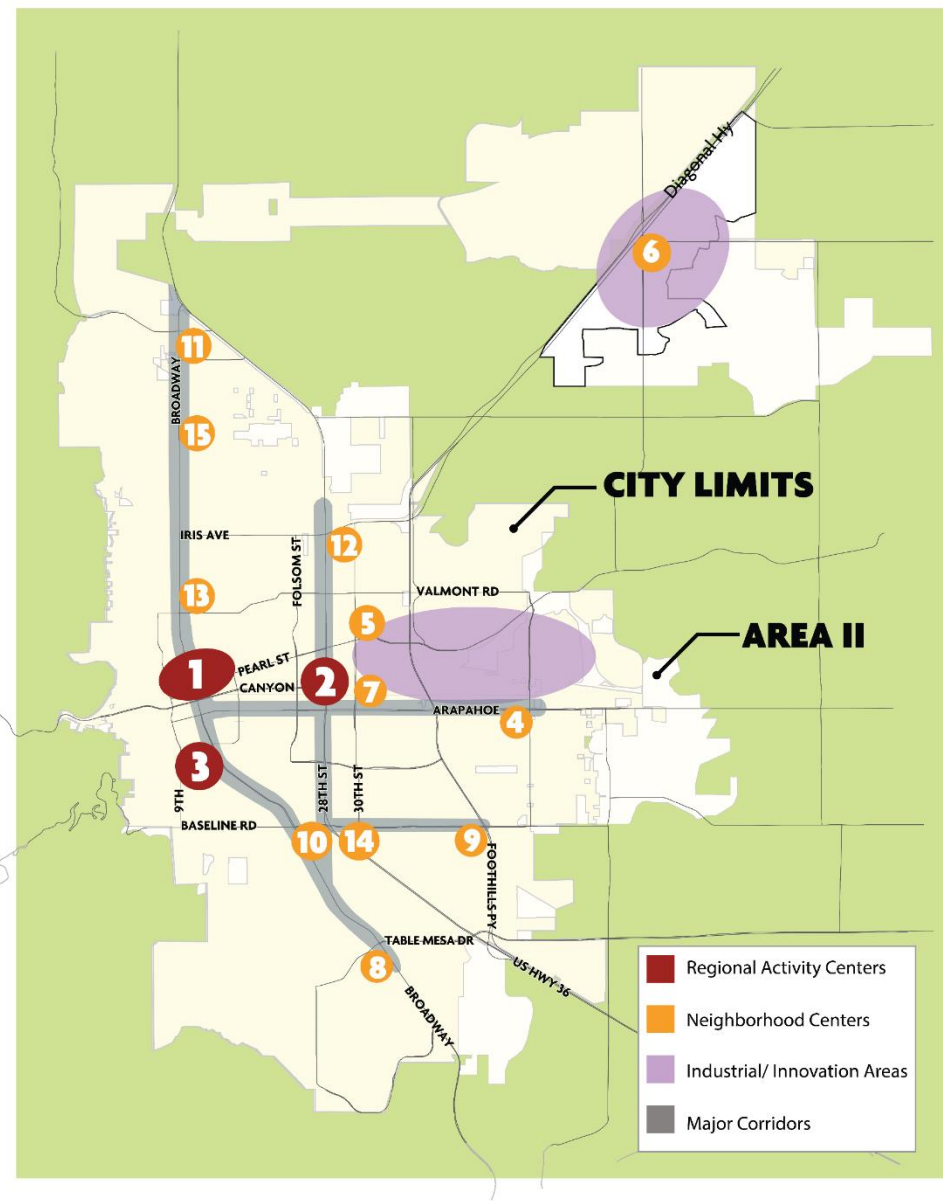
Map Key

1. Downtown
2. 29th Street
3. University Hill commercial area
4. 55th and Arapahoe
5. Boulder Junction (30th and Pearl)
6. Gunbarrel Town Center
7. North of Arapahoe (30th-38th St.)
8. Table Mesa Center
9. Meadows Community Center
10. Basemar (near Baseline and Broadway)
11. North Boulder/North Broadway
12. Diagonal Plaza
13. Alpine/Balsam (hospital)
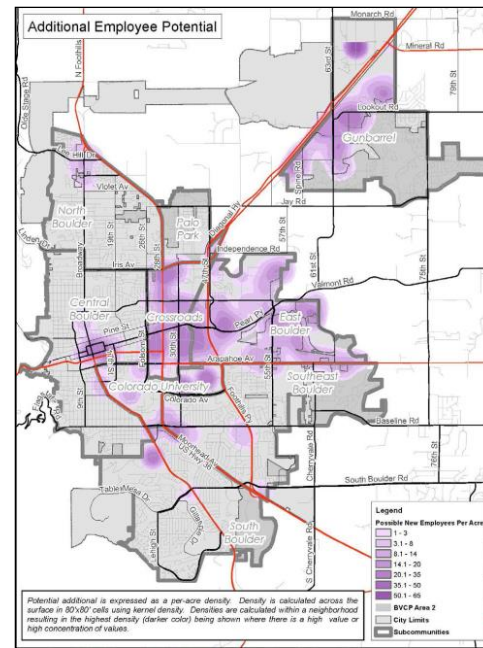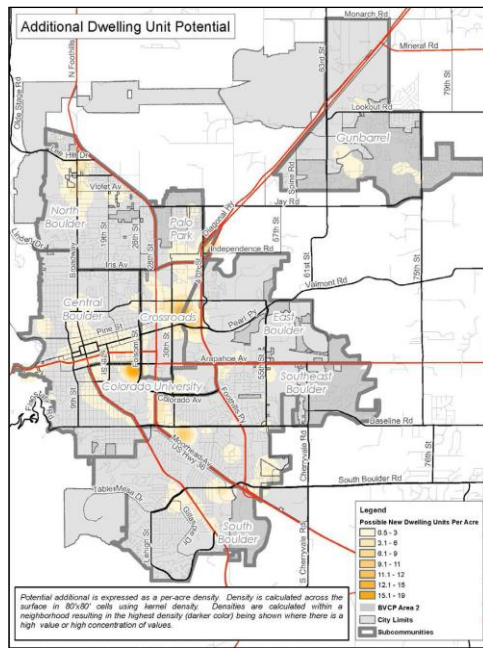14. Baseline & US 36
15. Lucky's Market

2015: **51,450 dwelling units; 98,510 jobs**
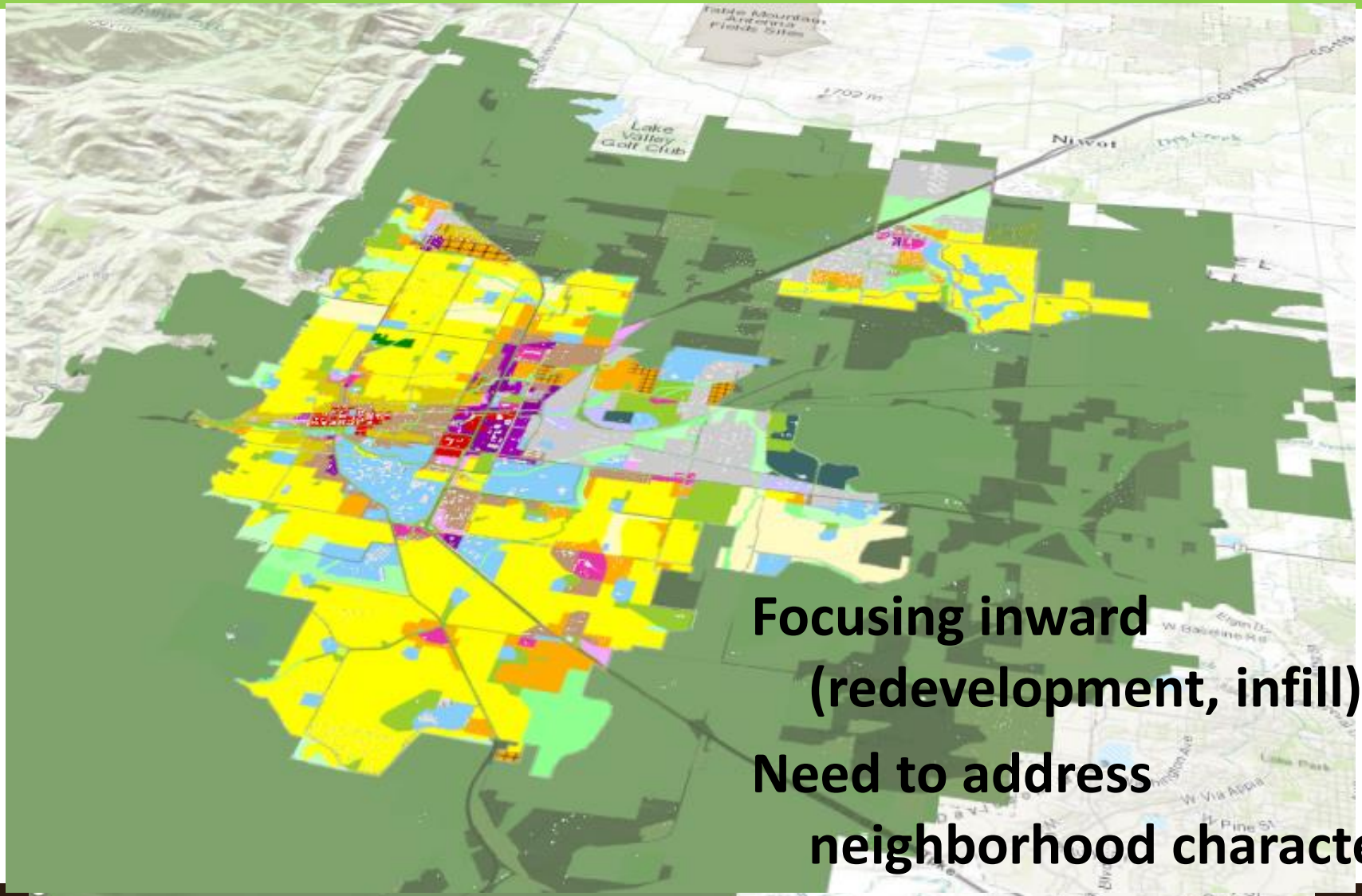
Projected 2040 (City and Area II):

- **6,750 dwelling units (total of 58,200)**

- **19,200 jobs (total of 120,000)**

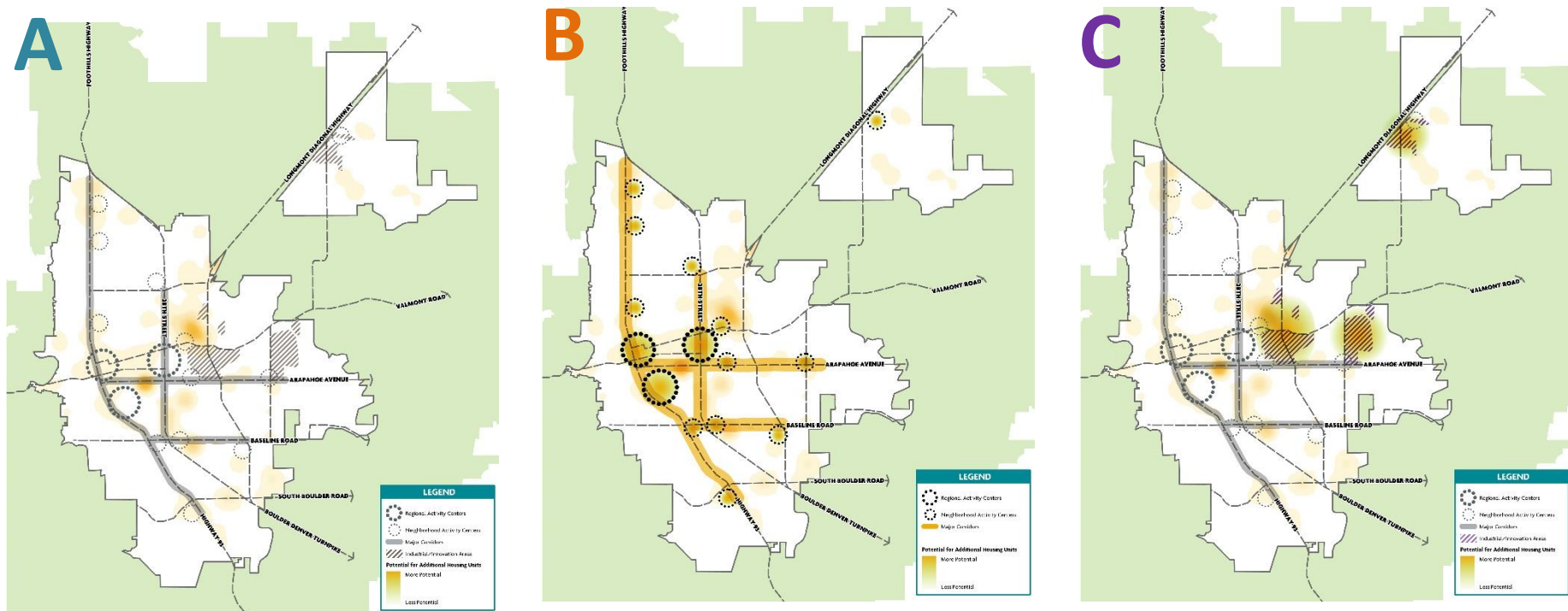**Zoned Capacity: 36,000 jobs (total of 156,500)**

ASSUMPTIONS

Focusing inward (redevelopment, infill)

Need to address neighborhood character

CITYWIDE SCENARIOS

A. **Current Policy**
B. **Current Policy + Focus on Centers and Corridors**
C. **Current Policy + Focus on Light Industrial Areas**

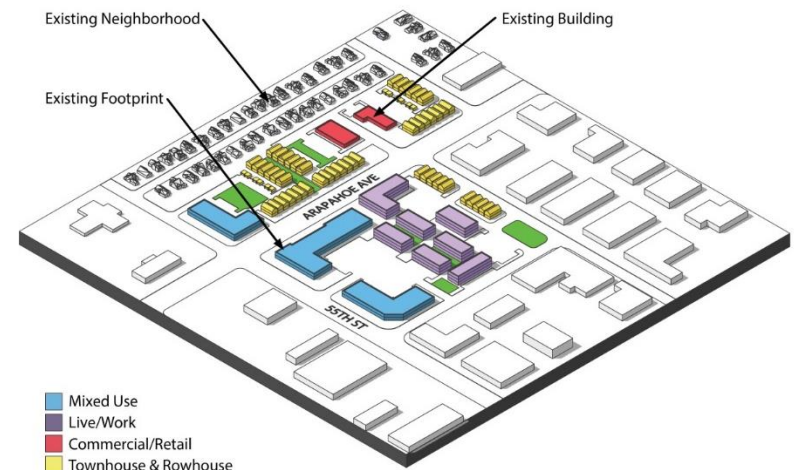**D.** *Policy*: **Nonresidential Growth Management**

ABOUT THE SCENARIOS

❑ **Assumptions (not open space or rural areas, Residential Growth Management, infill and redevelopment)**

❑ **Mix and match land use concepts and components for Scenarios A-C:**
- **Corridors**
- **Centers (neighborhood and regional)**
- **Industrial/Innovation Areas**

❑ **Residential concepts not embedded -can stand alone**

❑ **Policy Option D can stand alone**

- Generalized depiction of massing, housing prototypes, and mix of uses. **CityEngine** for citywide context and analysis

- Annotated diagram(s):
  – Housing prototypes reflected
  – Housing units by type
  – Square feet of non-residential
  – Unique considerations (e.g. transitions)

Existing Neighborhood

Existing Building

Existing Footprint

ARAPAHOE AVE

55TH ST

■ Mixed Use
■ Live/Work
■ Commercial/Retail
■ Townhouse & Rowhouse

Neighborhood Center

LAND USE MODEL AND VISUALIZATIONS

Preparing street level visualizations and aerial views to depict concepts and choices

HOUSING PROTOYPES

For **corridors, centers, industrial areas**:

- ❑ Rowhouse/townhouse
- ❑ Live/work units
- ❑ micro unit, etc.

18,000 SF LOT
14.6 DU/AC

180'

1,600 SF Units +
Detached Garages

100'

24,950 SF LOT
10.5 DU/AC

189'

INTERNAL UNITS =
780 SF commercial +
1,100 SF D.U.

CORNER UNITS =
900 SF commercial +
1,600 SF D.U.

132'

12,285 SF LOT
28.5 DU/AC

189'

1,700 SF Units +
Attached Garage

65'

A – Current Land Use Policy

By 2040:
- 6,750 new housing units (58,200 total)
- 19,000 new jobs (120,000 total)

Zoning Capacity:
- same for housing
- 36,000 addl. jobs (156,500 total)

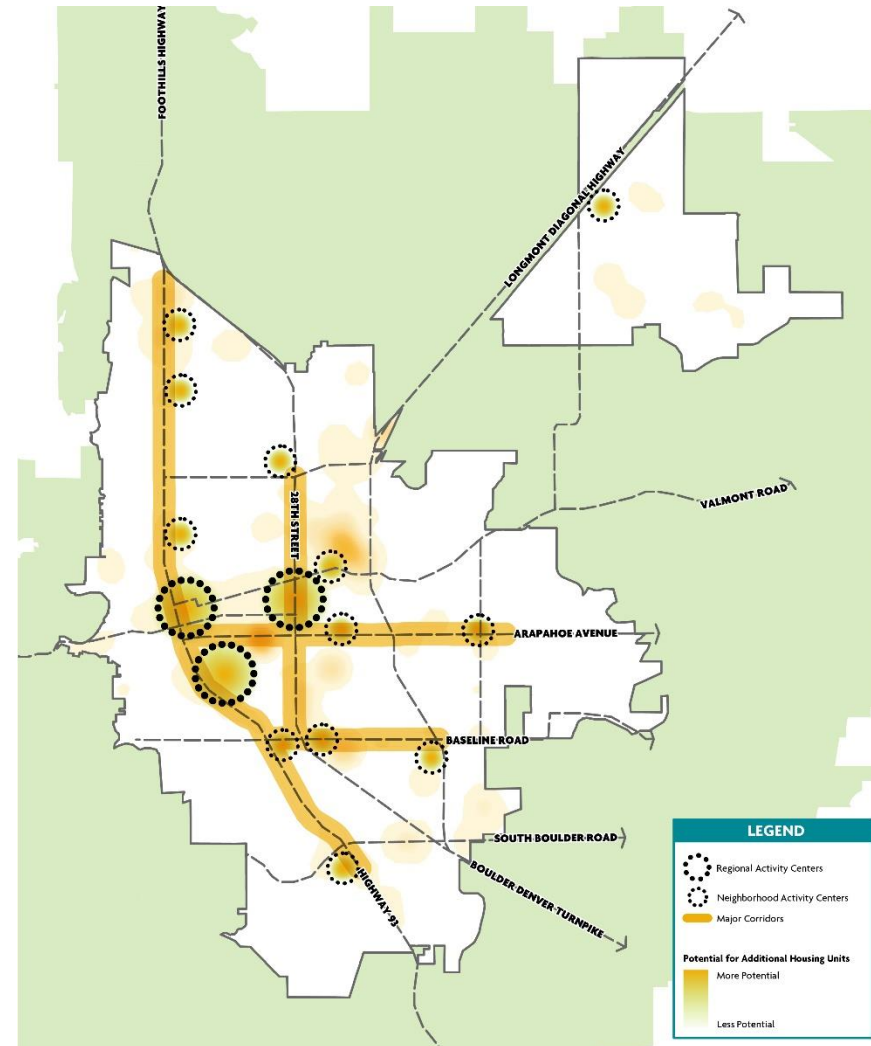## Would take:
- No significant land use changes
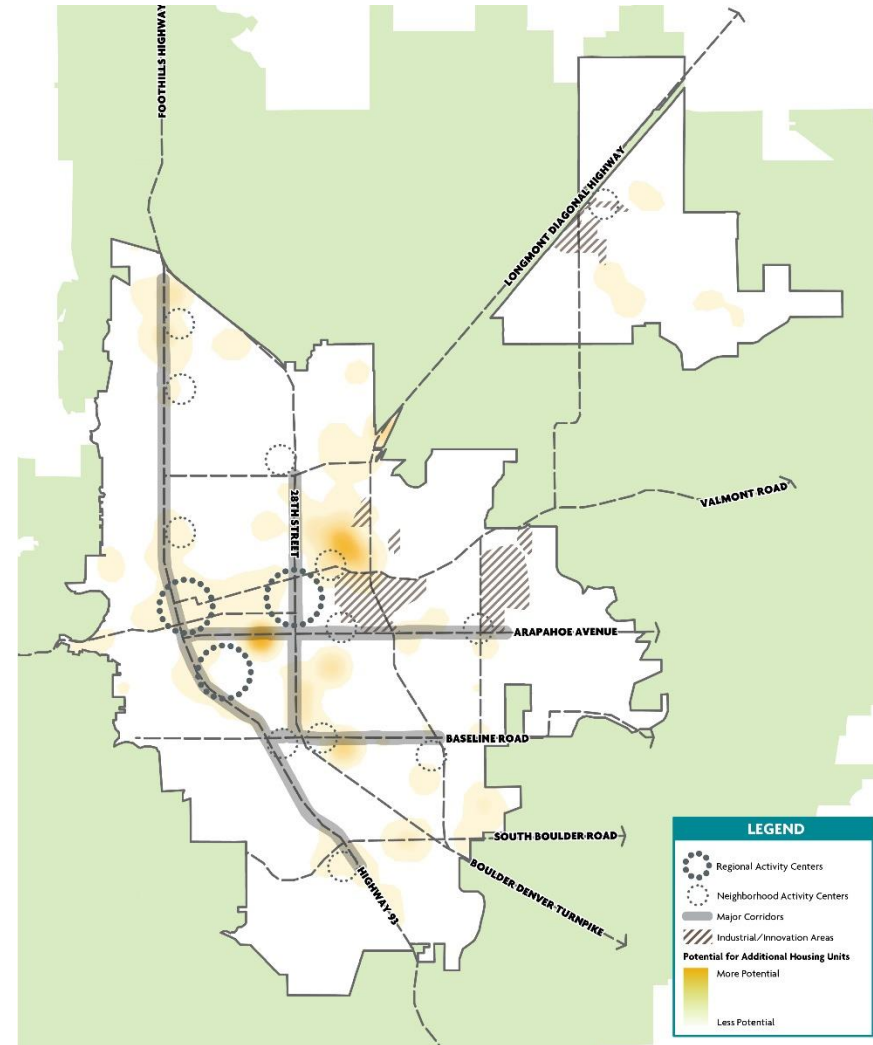
B – Current Policy + Focus in Centers and Corridors

By 2040:

- 10,500 to 12,800 new housing units (up to 64,300 units)
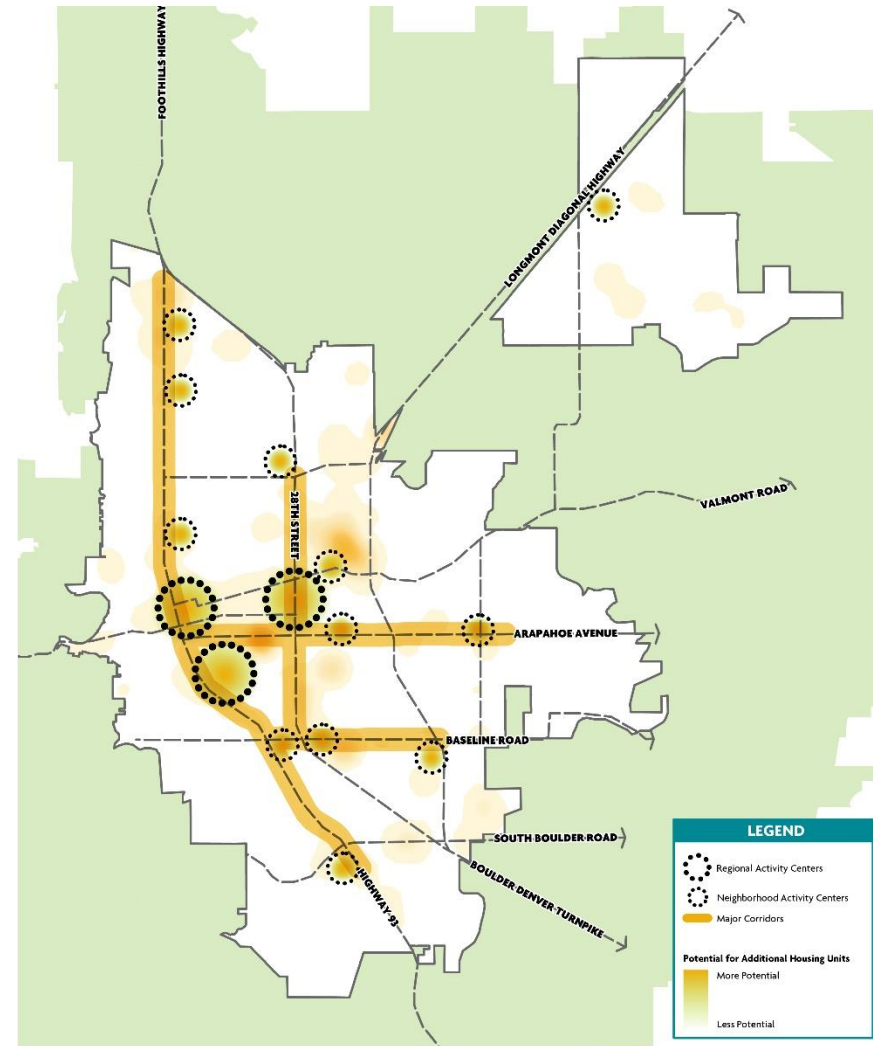- 19,000 new jobs (120,000 total)

Zoning Capacity:

- *Same as 2040 for housing*
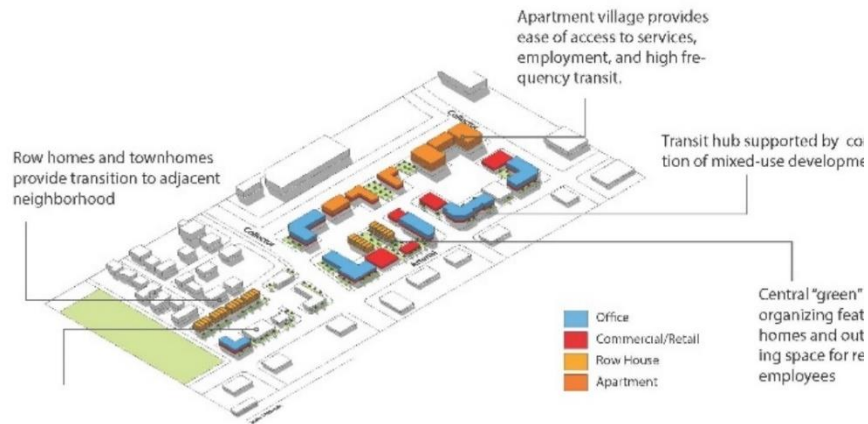- 145,500 jobs total = slightly reduced to offset higher housing range

Would take:

- Possible land use changes (CB, MUR, GB) (then… standards for BC-1, BC-2, BMS, and BR-1)
- Policies for centers and corridors, character, transitions
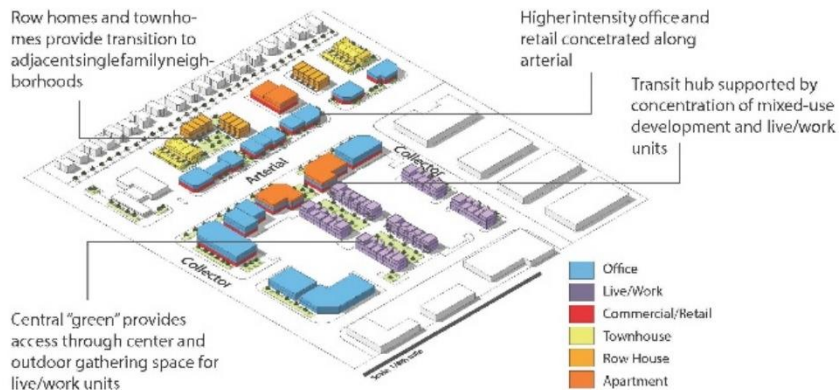- Policies about intensity, incentive-based zoning (affordable housing, middle)

Regional and Neighborhood Centers

Apartment village provides ease of access to services, employment, and high frequency transit.

Row homes and townhomes provide transition to adjacent neighborhood

Transit hub supported by con tion of mixed-use developme

Central "green" organizing feat homes and out ing space for re employees

Office
Commercial/Retail
Row House
Apartment

Current BVCP Land Use Designation (2010 Plan)

Row homes and townho- mes provide transition to adjacentsinglefamilyneigh- borhoods

Higher intensity office and retail concetrated along arterial

Transit hub supported by concentration of mixed-use development and live/work units

Central "green" provides access through center and outdoor gathering space for live/work units

Office
Live/Work
Commercial/Retail
Townhouse
Row House
Apartment
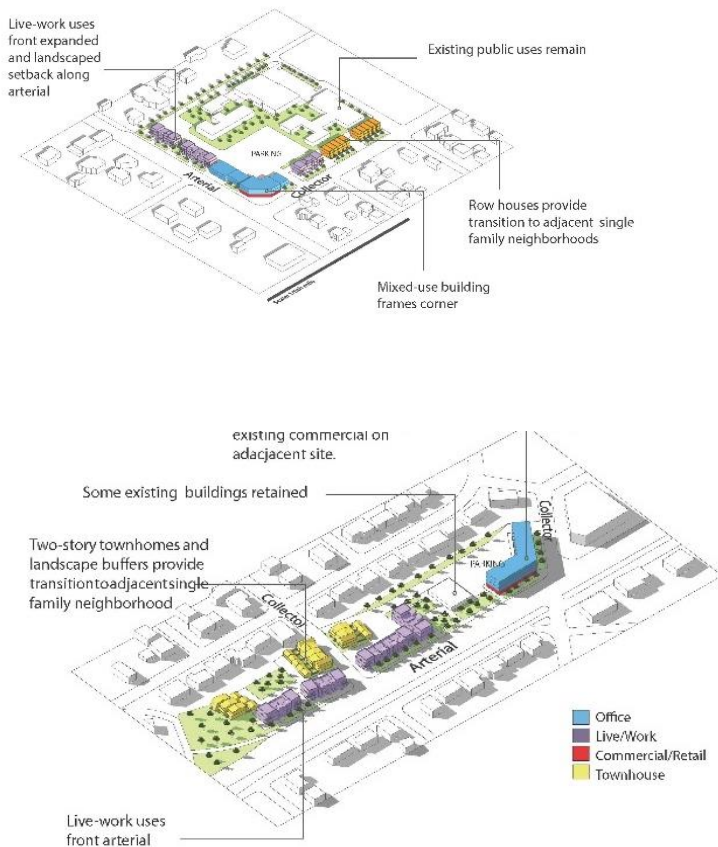
To illustrate ideas such as:

- Mix of uses
- Amenities
- Walkable connections
- Transitions
- Local retail services

Residential Mixed Use

To illustrate ideas such as:

- Lower intensity than centers
- Transitions to residential areas
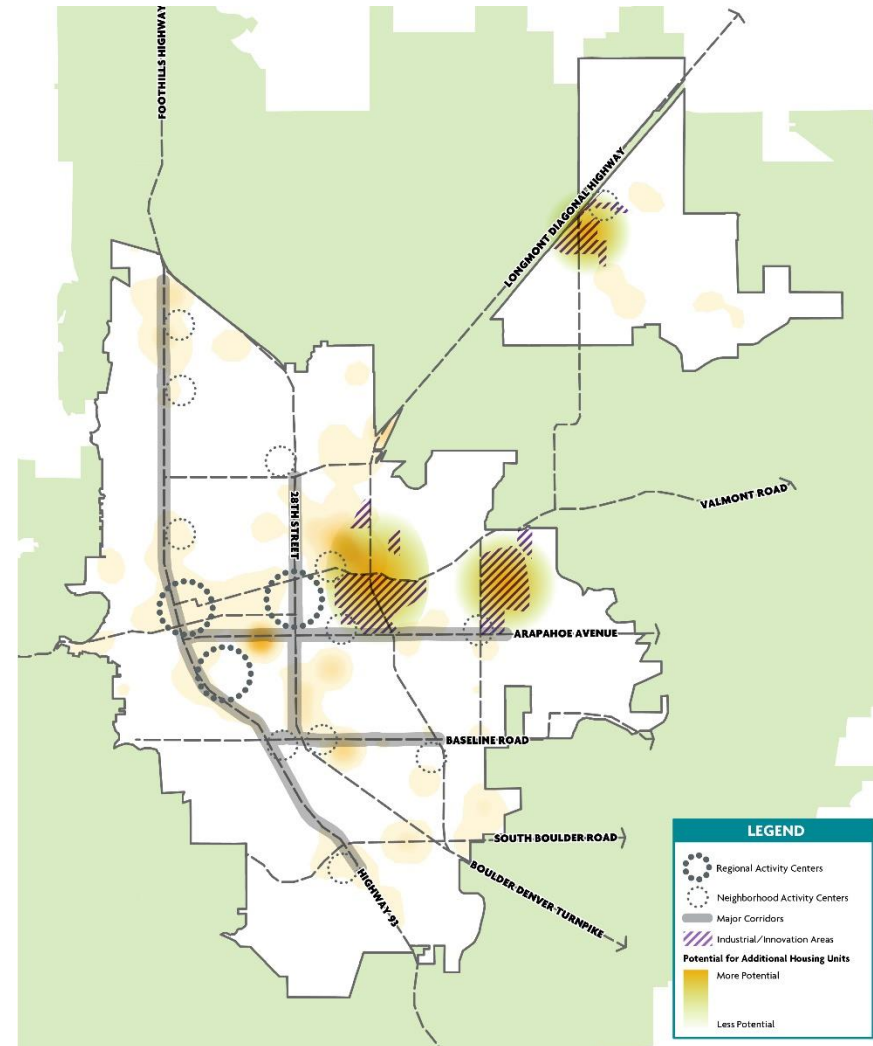- Streetscape
- Pedestrian connections

C – Current Policy + Housing Focus in Light Industrial Areas

By 2040:

- 10,500 to 12,800 new housing units (up to 64,300 units)
- 19,000 new jobs (120,000 total)

Zoning Capacity:

- *Same as 2040 for housing*
- 145,500 jobs total = slightly reduced to offset higher housing range


LEGEND

Regional Activity Centers
Neighborhood Activity Centers
Major Corridors
Industrial/Innovation Areas
Potential for Additional Housing Units
More Potential
Less Potential

Would take:

- Possible overlay or designation of <u>parts of light industrial area</u> (LI) to achieve housing and mix of locally serving uses

- Continued service industrial

- Transportation and amenities planning
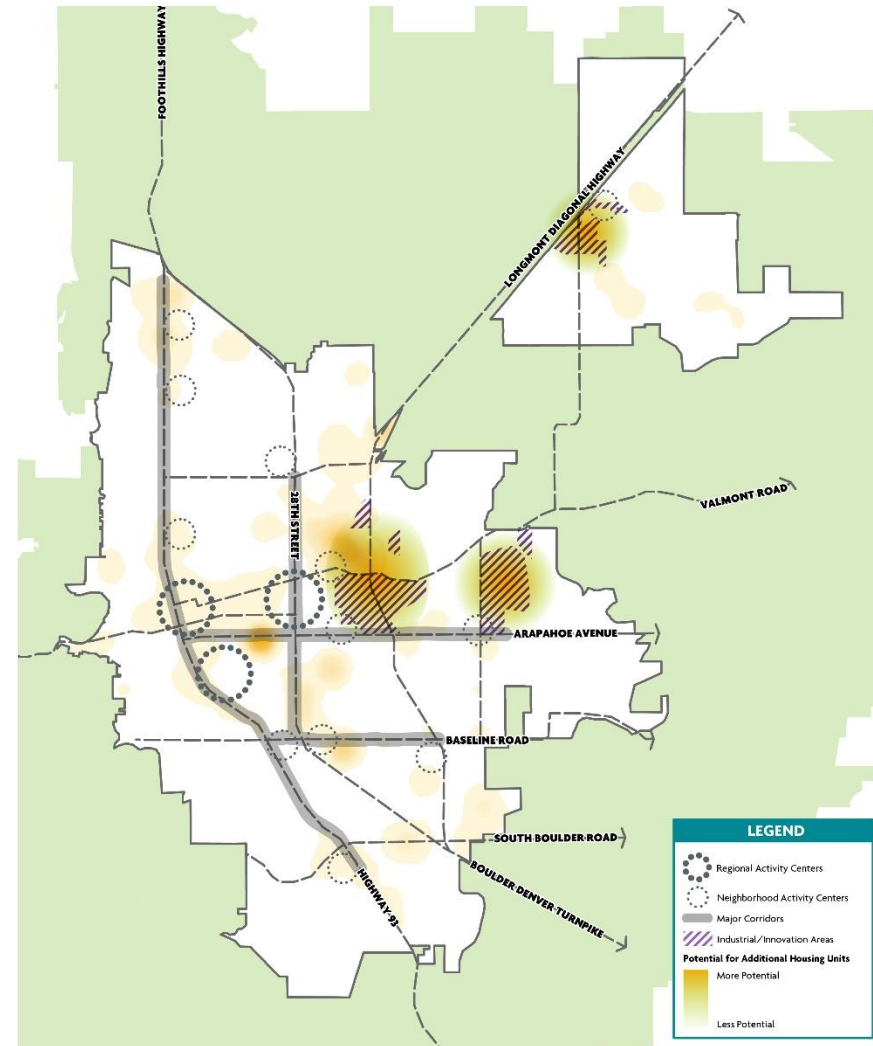
PARTS OF LIGHT INDUSTRIAL AREA
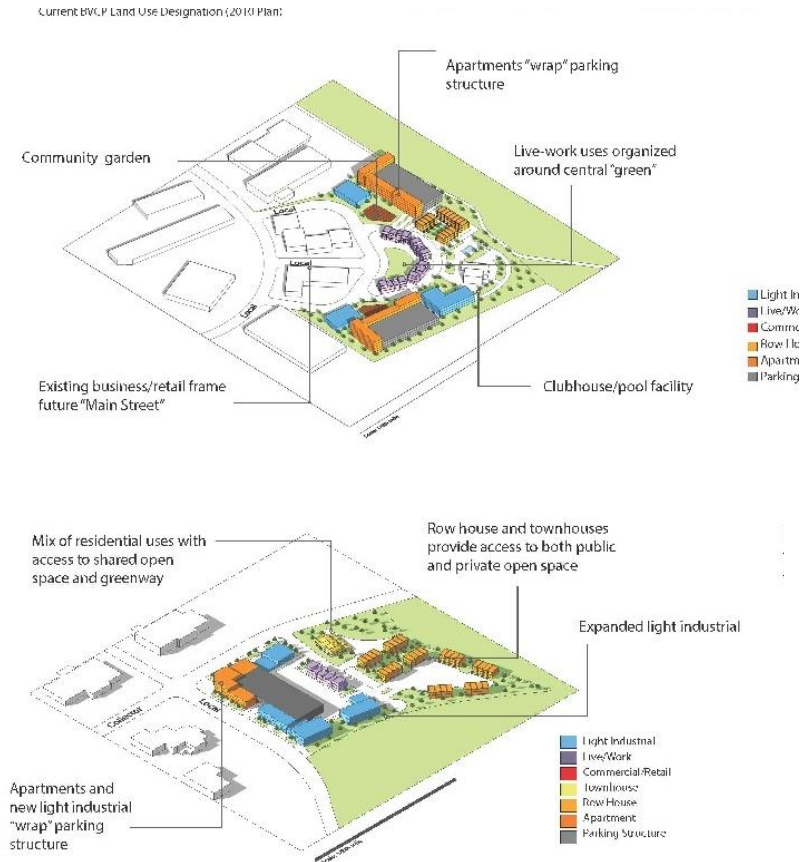
To illustrate ideas such as:

- Evolving business parks
- Greater mix of uses (e.g., eateries)
- Improved amenities
- Connections
- Open space, parks, trails
- Local energy generation

Analyzing benefits/impacts of Nonresidential Growth Management

- As Residential Growth Management Strategy - Would limit future growth in nonresidential square footage (and jobs) to keep pace with residential
- Applying to new nonresidential
- Could work with any of previous scenarios
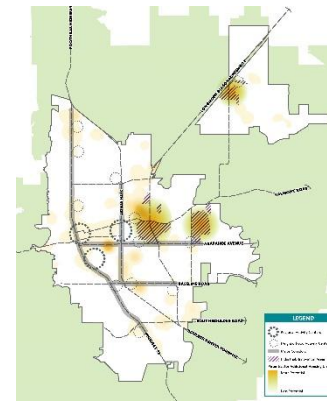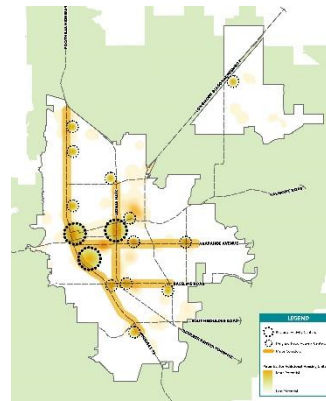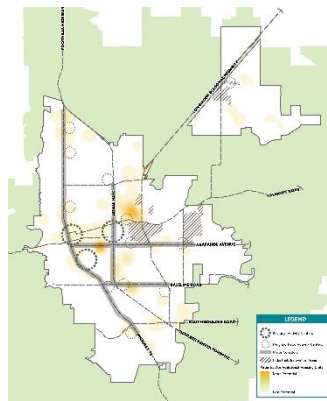
ANALYSIS

In September… with assistance from technical consultants:

- **Clarion, StudioINSIGHT:** land use mix and housing
- **Nelson Nygaard:** Transportation model and qualitative input on concepts
- **Keyser Marten:** Community benefit, qualitative input on fiscal impacts, housing affordability gaps
- **Integral:** GhGs, energy

Goals/Indicators

HEALTHY & SOCIALLY THRIVING COMMUNITY

Increase Access to Nature
Increase access to publicly accessible open space.

LIVABLE

Better Balance Jobs and Housing
Better link the area's housing options with what people working in the area can afford.

Improve Housing Choices
Provide a mix of housing unit types and prices that supports the city's missing middle goals (e.g., micro units, walk-ups/flats, townhomes, accessory units, triplexes, townhomes).

Provide Housing in 15-Minute Neighborhoods
Increase the share of residents in walkable 15 minute neighborhoods - toward the TMP goal of 80%.

ACCESSIBLE & CONNECTED

Increase Street Connectivity
Improve the connectivity of local streets for more travel options.

Enhance Travel Options
Increase the proportion of non single occupancy vehicle commuters.

Manage Traffic Congestion
Reduce vehicle miles traveled consistent with Transportation Master Plan goals.

Transportation Demand Management and Managed Parking
Achieve the optimal supply and demand balance of parking relative to costs.

ENVIRONMENTALLY SUSTAINABLE

Reduce Greenhouse Gas Emissions
Reduce building and transportation related greenhouse gas emissions consistent with the city's Climate Commitment goals.

Reduce Building Energy Use
Reduce per capita building energy use.

Expand Renewable Energy Generation
Provide opportunities for on-site or district-based energy generation.

ECONOMICALLY VITAL

Maintain Employment Diversity
Preserve land designated for employment uses to maintain current jobs to housing ratio.

Minimize Fiscal Impacts
Achieve an optimal city return on investment between revenues and infrastructure and service costs.

Maintain Commercial and Industrial Affordability
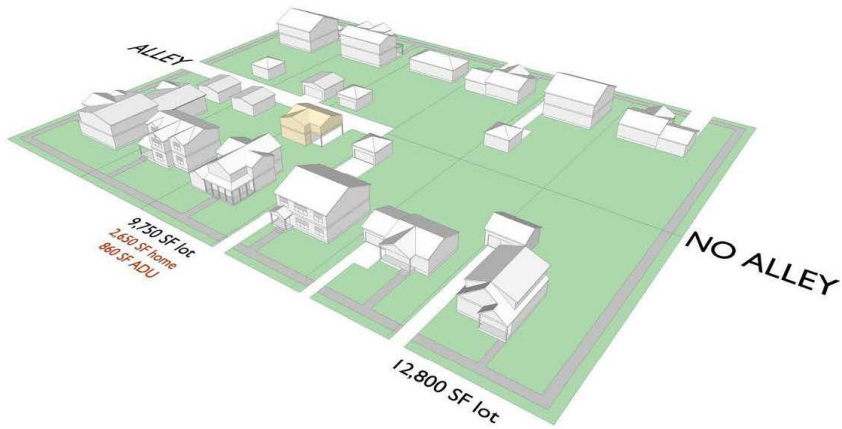Keep commercial and industrial rents and purchase prices at or below current trends.

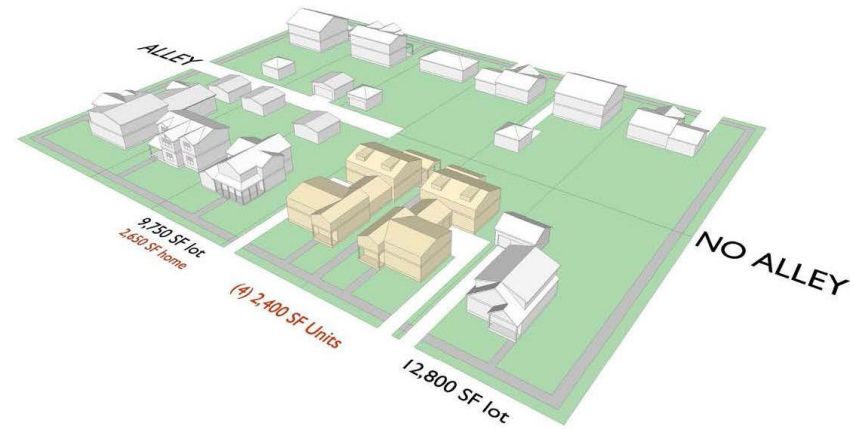### SAFE

Reduce Bicycle and Pedestrian Conflict Points
Establish progress towards "Vision Zero" serious and fatal bicycle and pedestrian accidents.

RESIDENTIAL INFILL IDEAS

OPTION 1 - REAR YARD ACCESSORY DWELLING UNIT
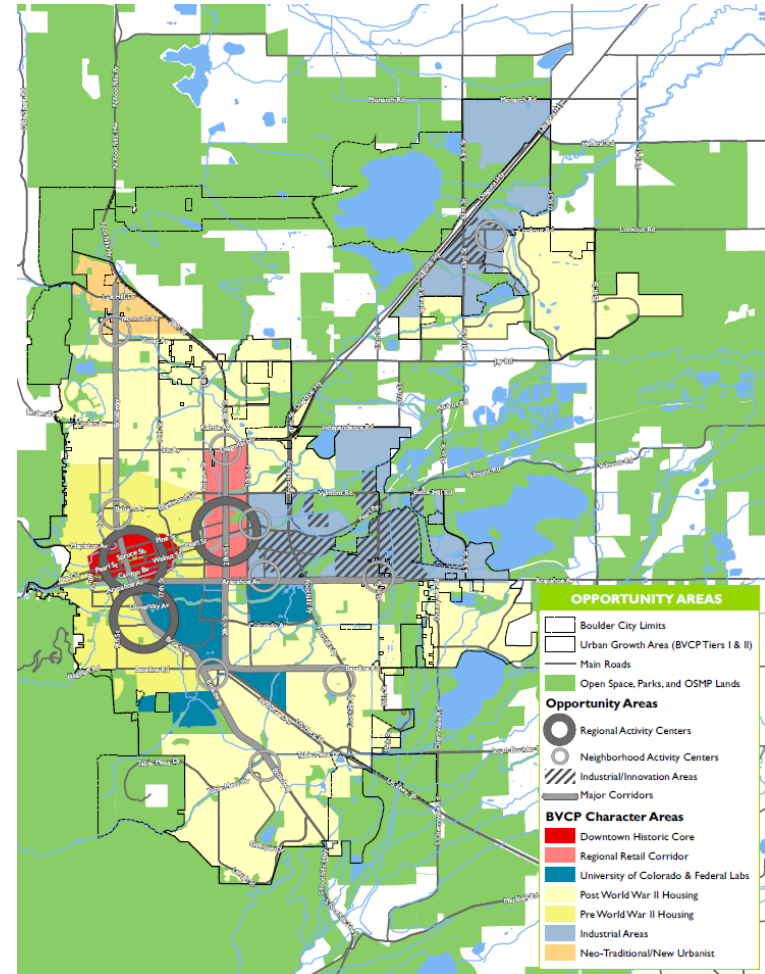
OPTION 7 - DOUBLE LOT COTTAGE COURT

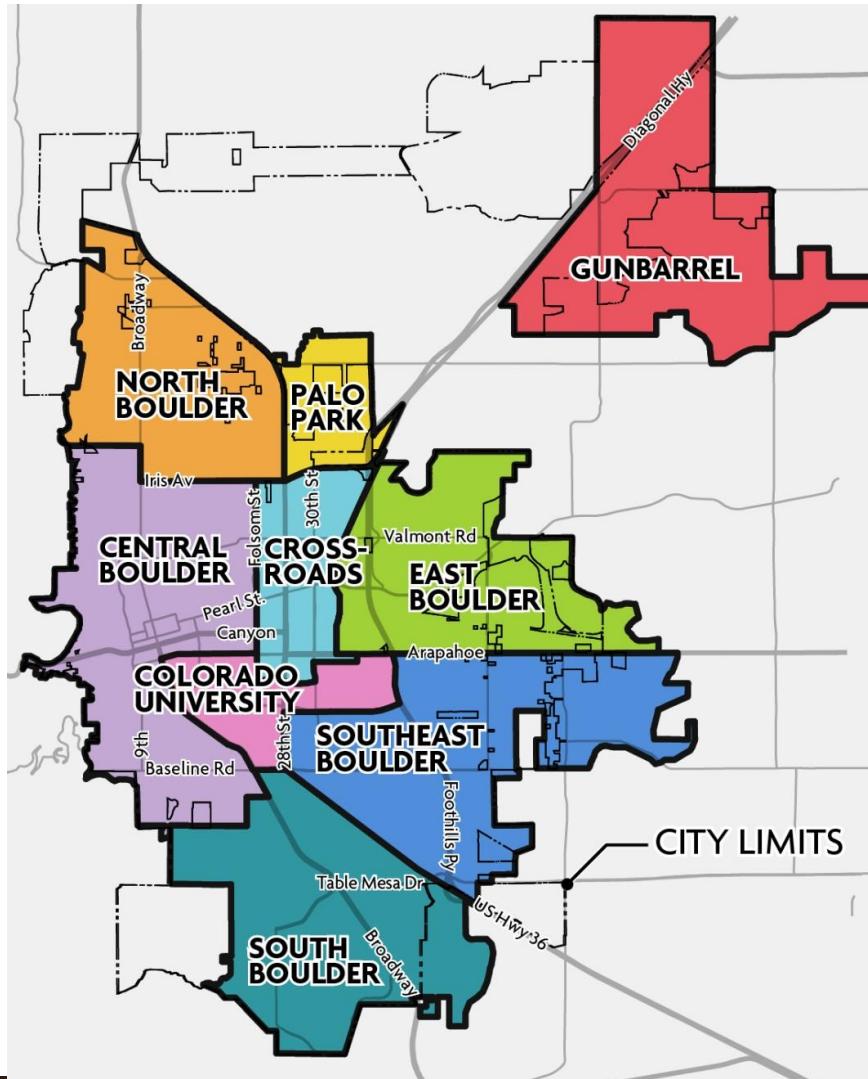1. Jobs Housing Balance, non residential growth management (1.19)

2. Community Benefit – definition and types

3. Mixed Use Neighborhood Centers and Corridors (and transitions, neighborhood preservation)

4. Climate and Energy

OPPORTUNITY AREAS

- Boulder City Limits
- Urban Growth Area (BVCP Tiers I & II)
- Main Roads
- Open Space, Parks, and OSMP Lands

Opportunity Areas
- Regional Activity Centers
- Neighborhood Activity Centers
- Industrial/Innovation Areas
- Major Corridors

BVCP Character Areas
- Downtown Historic Core
- Regional Retail Corridor
- University of Colorado & Federal Labs
- Post World War II Housing
- Pre World War II Housing
- Industrial Areas
- Neo-Traditional/New Urbanist

5. Area planning: to address issues not adequately addressed at comp plan level

POLICY CHOICES: HOUSING

Tied to scenarios:

6. Incentive-based zoning – Affordable Housing for Increased Land Use Intensity

7. Other Housing policies
    – *Middle Income Housing Goal (MIHS)*
    – *Manufactured Housing - modifications*
    – *Limit home size*
    – *Disposition of City Land*
    – *Affordable housing quality*

DISCUSSION

- **Small Groups (1 hr.)**
- **Report out (10 min.)**

Two questions:

Do you have suggestions to refine:
1. **The scenarios (concepts, housing types)?**
2. **The key policy choices (overall list, specific ideas)?**

Helps refine these materials to take to community to assess preferences before going to decision makers later this fall/winter

Questions?

THANK YOU!
Please Stay Involved!

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Photo: Christopher Brown, 2004